

GRAND RAPIDS
BROWNFIELD
REDEVELOPMENT

9th Floor – City Hall
300 Monroe Ave NW
Grand Rapids, MI 49503
616-456-3431

January 22, 2014

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: FY2014 Brownfields Assessment Grant Proposal
\$400,000 U.S. EPA Hazardous Substances and Petroleum Assessment Grant
City of Grand Rapids Brownfield Redevelopment Authority

Dear Mr. West:

The City of Grand Rapids Brownfield Redevelopment Authority (GRBRA) is submitting the enclosed application for a Community-Wide EPA Assessment Grant in the amount of \$400,000, with \$200,000 for Hazardous Substances and \$200,000 for Petroleum. The City of Grand Rapids received a FY2010 EPA Hazardous Substances and Petroleum Assessment Grant. The City has effectively utilized its existing Assessment Grant; however, the funds have been depleted and more work needs to be done in the City's disadvantaged neighborhoods where brownfields disproportionately affect the health, welfare, economic, and environmental well-being of residents. The GRBRA needs additional Assessment Grant funds to sustain the momentum of its brownfields redevelopment program to improve the health and well-being of its Citizens by assessing additional brownfields and conducting cleanup planning to bring them back into safe and productive use and revitalize the community.

The City of Grand Rapids is Michigan's second largest city, located in western Michigan. The Grand River flows south through the City's downtown, meandering southwest to Lake Michigan. At its peak, the City earned the distinction "Furniture Capital of the World." The City rode the wave of its industrial success until the 1970s when manufacturing began to crumble. Like many other Midwest cities founded on a manufacturing economy, over the past few decades Grand Rapids' demographics have shifted toward lower income, higher minority populations. In the City's disadvantaged neighborhoods the poverty rates range from 24.3% to 49.8%, well above the nation at 14.9% (*U.S. Census Bureau, 2008-2012 American Community Survey*), and the percentage of minorities range from 32.1% to 79.1% compared to 27.6% for the nation (*2010 U.S. Census data*). The City continues to transform its operations in order to come into alignment with a shrinking budget. State revenue sharing decreases, property value decline, and a smaller local taxable income base have impacted the City's three main sources of revenue; as a result, the City must find ways to continue to provide essential services with fewer resources. As a result, the City has no funding available for non-essential services.

The City's Sustainability Plan provides the framework for the proposed Assessment Grant Project. Consistent with the Livability Principles adopted by the partnership between the EPA, the United States Department of Transportation, and the United States Department of Housing and Urban Development (HUD), the Sustainability Plan objectives include ensuring downtown Grand Rapids remains a lively, diverse, and healthy regional center; increasing the vitality of neighborhood business districts; and improving environmental quality and natural systems with smart sustainable land use, urban design and transportation. As part of the Sustainability Plan,

federal and State funding had been approved for a Bus Rapid Transit (BRT) and a HUD Office of Sustainable Housing and Communities (OSHC), Community Challenge Planning Grant was awarded for the Michigan Street Corridor Plan project, which has identified locations for new mixed-use development, devised a comprehensive transportation strategy, recognized affordable housing opportunities, and developed a housing investment program to create and/or preserve affordable housing within Grand Rapids. The application identifies four priority sites that are targeted for assessment along the BRT and in the Michigan Street Corridor Plan Project Area. These four priority sites are in two of the City's disadvantaged neighborhoods which are in and near the BRT route and the Michigan Street Corridor Plan Project area. Additional priority sites are also identified in three other disadvantaged neighborhoods for potential assessment for community protection and/or redevelopment. The use of the Assessment Grant will assist in addressing the health and welfare of residents in disadvantaged neighborhoods, promote economic growth, protect parks/greenspace, further restore the Grand River, support reuse of existing infrastructure, and promote sustainable development.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: City of Grand Rapids Brownfield Redevelopment Authority, 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503-2206; Phone: (616) 456-3431
- b. Dun and Bradstreet (DUNS): 07-851-1137
- c. Funding Requested:
 - i. Grant type: Assessment
 - ii. Federal Funds Requested: \$400,000
 - iii. Contamination: Hazardous Substances (\$200,000) and Petroleum (\$200,000)
 - iv. Community-wide
- d. Location: City of Grand Rapids, Kent County, Michigan
- e. Contacts:
 - i. Project Director: Mr. Jonathan Klooster, Economic Development Coordinator with the City's Economic Development Office, who may be contacted at 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503-2206; Phone: (616) 456-3462; E-mail: jklooster@grand-rapids.mi.us
 - ii. Executive Director: Ms. Kara L. Wood, who may be contacted at 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503-2206; Phone: (616) 456-3431; E-mail: kwood@grcity.us
- f. Date Submitted: January 22, 2014
- g. Project Period: Three years
- h. Population: 188,040 (U.S. Census Bureau)
- i. Special Consideration/Other Factors: Attached

Very truly yours,



Ms. Kara L. Wood
Executive Director
City of Grand Rapids Brownfield Redevelopment Authority

Distribution: Ms. Deborah Orr, EPA Region 5 (1 pc)

**FY2014 USEPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM
ASSESSMENT GRANT APPLICATION
CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY**

1. Community Need

a. Targeted Community and Brownfields:

(i) Targeted Community Description: The City of Grand Rapids (the City), located in Kent County, is the second largest city in the state of Michigan, encompassing an area of 44.6 square miles with an estimated population of 188,040 (2010 U.S. Census Bureau). At its peak, the City was home to nearly 100 furniture companies, and eventually earned the distinction, "Furniture Capital of the World." During the 1970s, local manufacturers began downsizing, leaving behind hundreds of brownfields. The City effectively used its FY2008 and FY2010 Assessment Grants to support redevelopment of some of these brownfields, however funds are now depleted. The Grand Rapids Brownfield Redevelopment Authority (GRBRA) is applying for this Assessment Grant to conduct assessment activities in the City's targeted communities to address the disproportionate effects these brownfields have on the health, welfare, economic, and environmental well-being of residents. While the City becomes increasingly diverse, its minority and disadvantaged populations remain disproportionately impacted by brownfields.

(ii) Demographic Information: Among the City's targeted communities are the South East Community Association (SECA), Heartside, Madison, Baxter, and Black Hills neighborhoods. As shown in the table below, these neighborhoods have substantially higher numbers of low-income, sensitive populations (minorities and children) than the rest of the City. The poverty and income disparity in the targeted communities approaches and/or exceeds twice the state and national averages. The economic effects of brownfields on the City and its targeted communities are discussed in Section 1.c.(ii).

	Grand Rapids	Kent County	Michigan	National
Population ¹	188,040	602,622	9,883,640	308,745,538
Unemployment ²	8.6%	6.9%	7.8%	7.0%
Poverty Rate ²	26.8%	15.6%	16.3%	14.9%
Percent Minority ¹	31.8%	18.0%	20.7%	27.6
Median Household Income ²	\$39,070	\$51,030	\$48,471	\$53,046
African American ²	20.9%	9.7%	14.1%	13.1%
Hispanic ²	15.6%	9.7%	4.4%	16.9%
Children ²	24.9%	26.2%	23.6%	23.9%
Civilians Unemployed ³	17.5%	13.7%	NA	NA

	Targeted communities				
	SECA	Heartside	Madison	Baxter	Black Hills
Population ³	4,901	2,939	4,022	2,395	1,106
Poverty Rate ⁴	24.3%	49.8%	35.2%	34.3%	39.6%
Percent Minority ³	78.8%	32.1%	79.1%	77%	61.8%
Median Household Income ⁵	\$17,647	\$12,508	\$25,106	\$21,644	\$27,925
African American ³	55%	24.1%	62.9%	66%	24.3%
Hispanic ³	28.8%	7.5%	18.2%	13.3%	52.1%
Children ³	35.9%	6.0%	32.7%	32.2%	37.8%
Civilians Unemployed ³	29.5%	37.4%	33.9%	29.7%	24.1%

¹ Data is from the 2010 U.S. Census data and is available at <http://www.census.gov>

² Data from the American Community Survey 2008-2012 5-Year Estimates and is available at factfinder.census.gov

³ Data is from Community Research Institute at www.cridata.org using ESRI 2010 estimates

⁴ Data from American Community Survey 2005-2009 5-Year Estimates and is available at factfinder.census.gov

⁵ Data from ESRI 2012 Estimates

NA = Not Available

(iii) Brownfields: According to Michigan Department of Environmental Quality (MDEQ) records and a city-wide reconnaissance, over 500 brownfields have been identified in the City. EPA Assessment Grant funds are needed to address the environmental and economic disparities that brownfields in these neighborhoods foment. The City has selected the following priority brownfields in its targeted communities for environmental assessments based on the severity of the threats these brownfields pose to residents.

Targeted Communities	Site and Past Use	Current Conditions	Contaminants	Health Effects
South East Community Association (SECA)	800-900 Division (3.7 acres) tool manufacturing, auto repair	Vacant buildings*	Benzene, toluene, ethylbenzene, xylenes (BTEX), chlorinated solvents, polycyclic aromatic hydrocarbons (PAHs)	Respiratory, nervous system, eyes, blood, kidneys, cancer
	Corner of Wealthy & Division (2.8 acres) gasoline service station	Unsecured/vacant land*	Gasoline, diesel fuel, and lead	Respiratory disease, neurological and liver/kidney damage, cancer, reproductive problems
Exposure Routes: Direct contact, inhalation, vapor intrusion (VI) Sensitive receptors: Poor neighborhood with 55% African Americans, 28.8% Hispanic and 35.9% children; 29.5% civilians unemployed; four schools including Campau Park Elementary and Gerald R. Ford Middle; and a neighborhood park.				
Heartside Neighborhood	111 Ionia SW (1.5 acres) furniture manufacturing	Vacant land*	perchloroethylene (PCE), trichloroethylene (TCE), arsenic, lead	Kidneys, skin, reproductive problems, respiratory and nervous system damage
	434 Ionia, 57 Logan (0.5 acres) wood machining, fuel tanks	Unsecured/vacant land*	BTEX, chlorinated solvents	Respiratory and nervous system damage; heart, liver, kidney problems
Exposure Routes: Direct contact, airborne particulates, inhalation, VI Sensitive receptors: Poor downtown neighborhood with 32.1% minorities, 49.8% poverty rate, 37.4% civilians unemployed; and two neighborhood parks. The Grand River adjoins the neighborhood to the west.				
Madison Neighborhood	Former Dexter Lock (9.7 acres) metal machining	Vacant building*	PAHs, PCE, TCE, arsenic, cyanide, lead	Liver, kidney, skin, reproductive problems; respiratory, nervous system, lymphatic, and gastrointestinal damage
	1515 Madison SE (1.0 acres) gasoline service station	Vacant building*	Gasoline, diesel fuel, and lead	Respiratory disease, neurological and liver/kidney damage, cancer
Exposure Routes: Direct contact, airborne particulates, inhalation, VI Sensitive receptors: Poor neighborhood with 62.9% African Americans, 18.2% Hispanics, 32.7% children; 33.9% civilians unemployed; a neighborhood park; two cemeteries; and Hope Academy, Dickinson Elementary, and Martin Luther King school.				
Baxter Neighborhood	1032-1034 Wealthy (0.3 acres) machine shop	Vacant building*	VOCs, lead, chromium, copper, zinc	Eye, skin, respiratory, nervous, and gastrointestinal system damage; blood, liver, kidneys, heart problems
Exposure Routes: Direct contact, airborne particulates, inhalation, VI Sensitive receptors: Poor neighborhood with a 34.3% poverty rate; large population of minorities including 66% African Americans, 13.3% Hispanics and 32.2% children; 29.7% civilians unemployed; and a neighborhood park.				
Black Hills Neighborhood	Former Diversco Company (2.5 acres) metal manufacturing	Vacant building*	1,2,4 TMB, 1,3,5 TMB, 1,4 dichlorobenzene (DCB), benzene, chromium, iron, lead	Eyes, skin, respiratory, nervous, and gastrointestinal system, bone marrow, blood, liver, gingival tissue problems
Exposure Routes: Direct contact, airborne particulates, inhalation, VI Sensitive receptors: Isolated residential neighborhood in an industrial area with a 39.6% poverty rate, 52.1% Hispanics, 24.3% African Americans, and 37.8% children; 24.1% civilians unemployed; and a large neighborhood park.				

*Vacant properties may attract children, vagrants, and illegal activity.

Soil and groundwater impact is confirmed or suspected at each of these sites. Due to the dilapidated, deteriorated, and unsecured condition of buildings on these sites, it is possible for residents (especially children) to access these structures. Once inside, they may be exposed to asbestos fibers (known to cause mesothelioma and asbestosis) and deteriorated lead-based paints/lead-laden dust (known to cause neurological damage in children). Since many of the buildings were historically used to support the furniture business and other industrial operations that involved hazardous substance use, there is a potential that residents entering them might be exposed to additional contaminants. In addition to the real environmental concerns on these sites, the perception of many residents and community businesses is that these sites cannot be safely redeveloped; therefore, these sites, many with prime locations, sit unused, falling into disarray and decay. With additional assessment funds, a plan for safe redevelopment could be created, additional funding could be secured and the viability of the reuse of these properties would be significantly increased.

(iv) Cumulative Environmental Issues: The City's neighborhoods developed around the nearly 100 furniture companies that made Grand Rapids famous. Kent County was a non-attainment area for ozone air pollution from 1978-1995 (<http://www.epa.gov/oaqps001/greenbk/>), proving that industrial emissions negatively impacted air quality for a long period of time. Now that many of the plants in Grand Rapids are closed and have become brownfields, emissions may be lower but residents living near these sources have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation and vapor intrusion pathways. In addition, the interstate US-131 bifurcates several disadvantaged neighborhoods including the Heartside and South East Community Association, exposing residents to increased emissions. As discussed in Section 1.b., the health impacts from environmental pollutants are greater for the low income and minority populations in the City's targeted communities, who are more likely to live near current and former industrial operations, illustrating the disproportionate cumulative impact of industrial operations and their subsequent brownfields and the resultant environmental justice disparities.

b. Impacts on Targeted Community: Cumulatively, the effects of brownfields and pollution in Grand Rapids have had profound impacts on its citizens, especially the economically disadvantaged. The following table provides statistics on key public health issues.

	<u>Adult Asthma Prevalence</u>	<u>Cancer Mortality Rate³</u>	<u>Liver/Bile Duct Cancer Incidence Rate (Black Males)⁴</u>	<u>Blood Lead Levels (>5 ug/dL)⁵</u>	<u>Infant Mortality Rate</u>
U.S.	8.8% ¹	168.6	14.7	NA	6.1 ⁶
Michigan	9.3% ¹	177.2	17.4	4.6	6.6 ⁷
Kent County	8.3% ²	165.2	17.6	6.2	6.7 ⁷
Grand Rapids	NA	179.4	NA	12.2 – 14.9%	9.8 ⁷

¹American Lung Association, *Trends in Asthma Morbidity and Mortality, 2012*; ²Michigan Department of Community Health, *Epidemiology of Asthma in Michigan, 2009*; ³Michigan Department of Community Health, *Michigan Death Certificate Registry, 2011 (age adjusted, per 100,000 population)*; ⁴National Cancer Institute, *State Cancer Profiles for Michigan by County 2006-2010 (per 100,000 population)*; ⁵Michigan Department of Community Health, *Healthy Homes and Lead Poisoning Prevention Program, 2012 Data Report on Blood Lead Testing (statistics for children under six)*; ⁶U.S. Census Bureau, *Statistical Abstract of the United States, Table 116, 2011*; ⁷Michigan Department of Community Health, 2011.

Although the prevalence of asthma in adults is lower in Kent County than in Michigan and the nation (see table above) these statistics don't tell the whole story. For example, the proportion of children in Kent County with persistent asthma in Medicaid with one or more annual asthma office visits is 54.4% compared to 49.0% for the State, and African Americans are 3.5 times as likely as Caucasians to be hospitalized for asthma in the County (*American Lung Association, 2012*). As shown in demographic table in Section 1.a.(ii), there are higher percentages of children and/or African Americans in the City's targeted communities than the County.

Residents of Grand Rapids have a significantly higher age-adjusted cancer mortality rate than other municipalities within Kent County or the nation. Specifically, the liver and bile duct cancer incidence rate for Black (includes Hispanic) males is higher in Kent County at 17.6 compared to 14.7 for the nation. No City statistics are available but the liver and bile duct cancer death rate is likely much higher in the City's targeted communities, which contain higher percentages of African Americans and Hispanic people than the County overall. As shown in Section 1.a.(ii), the number of African Americans in the City's Baxter neighborhood is 66%

compared to 9.7% in the County, and the number of Hispanics in the Black Hills neighborhood is 52.1% compared to 9.7% in the County. Many of the contaminants associated with the numerous brownfields in proximity to the targeted communities have been shown to cause liver damage (Section 1.a.(iii)).

Other alarming statistics are infant mortality and blood lead levels. Children in the neighborhoods cited in the tables in Section 1.a.(ii) and (iii) are more likely to be exposed to lead particulates due to high concentrations of old/abandoned buildings. Elevated blood lead levels (>5 ug/dL) for children under six in the City's targeted communities were two to three times higher than in Kent County or Michigan (see table above). According to the Michigan Department of Community Health, the infant mortality rate in Grand Rapids is 9.8 per 1,000 live births compared to 6.1 for the nation.

c. Financial Need:

(i) Economic Conditions: Negative economic impacts to the City resulted from the demise of its industrial/manufacturing base. The City has implemented austerity measures to bring operating costs into line with the reality of reduced resources while striving to preserve core services and quality of life for its residents. According to the City's financial records, the City's taxable income has decreased by \$174 million since 2004 and remains below 2007 levels. From 2009 to 2013, the total taxable value of property in the City fell 8.1%, or approximately \$400 million. The State shared revenue in 2002 accounted for 35.7% of City revenues at \$44.5 million. Comparatively, in 2012, the State shared revenue was 15.7% at \$31.6 million, a decrease of 20% and \$13 million annually. As a result, the City has no funding available for non-essential services, and since 2005, has decreased its workforce by 23%. Public safety in particular has been hard hit with a reduction in the police force of 107 officers since 2005, which could lead to increased opportunities to access unsecured brownfields.

The City was awarded combined Hazardous Substance and Petroleum Assessment Grants in FY2008 and FY2010, however, funds have been depleted. The City effectively utilized its previous Assessment Grants; however, to outpace continued job losses, increased poverty, and decreased revenue sources, the City needs additional Assessment Grants to support continued brownfield redevelopment to assess contamination at brownfields, plan remediation activities, and proceed with plans to revitalize the community.

(ii) Economic Effects of Brownfields: Like many other Midwest cities founded on a manufacturing economy, over the past few decades Grand Rapids' demographics have shifted toward lower income, higher minority populations, resulting in depressed communities. As shown in Section 1.a.(ii), the poverty and income disparity in the targeted communities approaches and/or exceeds twice the state and national averages. The City's poverty rate is 26.8%, which is higher than Michigan's (16.3%) and the nation's (14.9%) (*U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates*). Most staggering are the poverty rates in the City's targeted communities, which are as high as 49.8% (*ibid.*). Additionally, the percentages of unemployed citizens in the City's targeted communities range from 24.1% to 37.4% (*Community Research Institute, www.cridata.org; ESRI 2010 Estimates*). The presence of priority sites (see Section 1.a.(iii)) and other vacant brownfields throughout these neighborhoods exacerbates the problem by decreasing property values and inhibiting the growth of the residents' assets, resulting in less investment by residents and businesses. These impoverished residents, who can't afford to move away from these brownfields due to recent decreases in property values, are struggling to earn enough money to simply pay their bills, ultimately depending more and more on public services (i.e. public assistance, unemployment benefits, medical programs, etc.), which the City and state are struggling to provide. Because these neighborhoods are located within City limits, the City must secure unsafe buildings and maintain municipal services for these areas where the tax base has been decimated.

2. Project Description and Feasibility of Success

a(i) Project Description: The City's Sustainability Plan (the Plan) provides a framework for the Assessment Grant Project (the Project). The Plan's objectives include ensuring downtown Grand Rapids remains a lively, diverse, and healthy regional center; increasing the vitality of neighborhood business districts; and improving environmental quality and natural systems with smart sustainable land use, urban design and transportation.

Implementation of the Plan included securing Federal and State funding of \$32 million and \$8 million, respectively, for the Grand Rapids Area Bus Rapid Transit (BRT) that will initially extend approximately 10 miles, stretching from downtown Grand Rapids south to the cities of Wyoming, Kentwood, as well as Byron and Gaines townships. Currently under construction, the BRT will run through or within walking distance of several of the City's targeted communities (SECA, Heartside, Madison, Baxter, and Black Hills) and will assist these

residents by providing alternative, inexpensive transportation. Assessment grant funds will be used to conduct environmental assessment activities on priority brownfields along the BRT corridor, supporting new development that will improve the health and welfare of residents and provide economic opportunities for unemployed residents living in the targeted communities.

The Plan also includes the Michigan Street Corridor Planning project, which includes identifying locations for new mixed-use development, and creating affordable housing within Grand Rapids for a livable and sustainable community. The Michigan Street Corridor project area includes the majority of one of the City's targeted communities (Heartside) and is adjacent to another (SECA). The project was selected in November 2011 to receive a Sustainable Communities Grant from the U.S. Department of Housing and Urban Development. Assessment grant funds will be used to conduct environmental assessment activities at priority sites located in targeted communities within the Michigan Street Corridor area to support implementation of the project. Residents will benefit from redeveloped properties that result from the use of assessment grant funds through improved health and welfare and new job opportunities.

Prior to conducting assessment activities, a site eligibility determination will be submitted to EPA and/or MDEQ. After a site is deemed eligible by the EPA or MDEQ, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry. The Phase II ESAs will be designed to investigate the areas of potential contamination identified by the Phase I ESAs. A Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be submitted to the EPA for review prior to conducting Phase II activities. The typical assessment goals will be to evaluate nature and extent of contamination, environmental liability, safe use, potential off-site health effects, and redevelopment issues associated with on-site contamination.

The environmental analysis data will be used to devise liability management, cleanup, and site reuse strategies that support redevelopment efforts and improve the health of residents and the environment. The City will utilize local leveraged resources (see Section 2.c.) and will seek additional state and federal resources to support redevelopment activities. By completing this Project, the City will increase the effectiveness and success of its brownfields program and provide incentives for businesses and residents to invest in the community and achieve the goals of its Sustainability Plan. The projected redevelopment strategy for the identified priority sites in the targeted communities is detailed in Section 4.c.

a(ii) Project Management Approach: The City's Economic Development Office (EDO), which serves as staff to the GRBRA, and qualified environmental consultant(s) will lead a successful, community-oriented Assessment Grant project to support revitalization of brownfields in the City. The EDO has extensive experience facilitating and managing redevelopment projects in the City (including state and federal assessment and cleanup grants), and will utilize this experience and knowledge to implement the Project. The EDO will be responsible for the day-to-day grant operations including the following: conducting community outreach; coordinating access and assessment activities with involved parties; and programmatic requirements. The EDO will also be responsible for procuring all contractual services (e.g., environmental consultants) and submittal of all required reports to the EPA. The City's Finance Department will manage and track all project financial transactions and generate required financial reports.

The GRBRA will adhere to the following timeline to ensure Assessment Grant funds are expended by the end of the 3-year cooperative agreement period. The GRBRA will host a project "kick-off" meeting with its community partners, and prepare a Work Plan within one month of receiving notification of the Assessment Grant award. Concurrently, the City will retain qualified environmental professionals in compliance with applicable federal procurement regulations. The consultant will assist with grant management operations, perform the assessment work, and assist with required reporting. The priority sites have already been identified (Section 1); therefore, assessments will begin once the selected environmental consultants receive EPA approval of their respective Quality Assurance Project Plans (QAPPs) and community outreach has been initiated. The project team will meet monthly to ensure individual projects are progressing, the overall project schedule benchmarks are being met, and the grant project is completed within the three-year grant cycle.

a(iii) Site Selection: The priority sites (Section 1.a.(iii)) were selected based on their location within the City's targeted communities because redevelopment of these brownfields will support the projects described in the City's Plan (e.g., BRT, Michigan Street Corridor), and because these high-profile brownfields have the potential

to serve as catalytic redevelopment projects which will lead to additional investment in the target neighborhoods. As the grant project progresses, other priority sites, as well as high-risk and developable sites identified by community members and community organizations will be integrated into the project. A prioritization ranking system will be developed to assist in selecting additional sites for assessment based on the following factors: 1) sites where available information suggests an imminent threat to public welfare or the environment exists, 2) high-opportunity brownfields that will help the City achieve its targeted goals and objectives, and 3) brownfields that are identified as high community priorities.

Site access will be obtained as follows: 1) For property transfers, a site access agreement will be included with the purchase agreement between the current and prospective owners, 2) For tax foreclosures, the City will work with Kent County to obtain site access, 3) For lender foreclosures, the City will obtain an access agreement from the lender, and 4) For sites that present an imminent threat to public welfare or the environment, the City will use its public safety authority, or work with MDEQ to obtain site access.

b. Task Description and Budget Table:

Task Description: The following four tasks will be required to implement the Assessment Grant project. It should be noted that approximately 96% of the Assessment Grant budget will go directly to community outreach, site assessment, and cleanup planning. No expenses will be incurred for fringe benefits, travel, equipment, or supplies. Costs for these categories will be in-kind (in-kind costs are summarized below and detailed in Section 2.c.).

Task 1 - Programmatic Costs: The GRBRA expects programmatic expenses of approximately **\$16,000** (\$8,000 for each grant). These costs include programmatic activities associated with site selection; coordinating and conducting operational meetings; status reporting to EPA, updating brownfield site information, cleanup planning, and other activities associated with grant assessment functions. Personnel programmatic costs are based on 290 hours for these activities at \$55/hour over the grant period. The GRBRA's experience and efficient processes enable full administration of the grant program utilizing only 4% of the award.

Task 2 - Community Outreach: The GRBRA anticipates community outreach costs of approximately **\$3,000**. These costs include contractual costs of \$2,000 (\$1,000 for each grant) for coordinating and conducting community involvement and outreach programs and up to 12 meetings. Each grant includes costs of \$500 for preparing, printing, and mailing project and site information and marketing pamphlets, documents, etc (\$1,000 total). To ensure the public remains informed and involved, the GRBRA will provide in-kind additional staff resources to conduct environmental outreach meetings, draft press releases, and update the GRBRA's website.

Task 3 - Site Assessments: The GRBRA anticipates site assessment costs of approximately **\$363,000**. Site assessments will focus on conducting Phase I and II Environmental Site Assessments (ESAs). A total of eight Phase II ESAs and eight Phase I ESAs are estimated. The total Phase II ESA budget is estimated at \$331,200 based on completing four Phase II ESAs for each grant (eight Phase II ESAs at \$41,400 each). The Phase I ESA budget is estimated at \$31,800 based on completing four Phase I ESAs for each grant (eight Phase I ESAs at \$3,975 each). These estimates are average costs used for budgeting and actual costs may vary. The Phase II ESAs may include preparation of Baseline Environmental Assessments.

Task 4 - Cleanup Planning: The GRBRA's estimate for cleanup planning is approximately **\$18,000** (\$9,000 for each grant). The City will conduct cleanup and redevelopment planning as needed where such activities will facilitate brownfields redevelopment. The cleanup and redevelopment activities may also include preparing a Remedial Action Plan (RAP, estimated at \$3,000/RAP), assessment of brownfield cleanup and redevelopment alternatives (ABCA), VCP Due Care Plans, evaluation of institutional and engineering controls, and preparation of Brownfield Work Plans (estimated at \$6,000/Work Plan) to support acquisition of tax increment financing (TIF) under the Michigan Brownfield Redevelopment Act (Act 381 of 1996, as amended).

Outcomes and outputs that will be measured and tracked include:

Outcomes

- Number of acres of brownfields assessed;
- Number of jobs created/retained; and
- Types/values of leveraged funding.

Outputs

- Number of community outreach meetings;
- Number of Phase I ESAs, Phase II ESAs/BEAs, hazardous materials surveys, and VCP reports.

Additional information about tracking and measuring progress is included in Section 5.a.

Budget Table: The Assessment Grant budget tasks are summarized below.

Budget Categories	Project Tasks				
(programmatic costs only)	Task 1 GRBRA Programmatic Expenses	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup Planning	Total Grant Budget
Hazardous Substances					
Personnel	\$8,000				\$8,000
Travel					
Supplies		\$500			\$500
Contractual		\$1,000	\$181,500	\$9,000	\$191,500
Subtotal	\$8000	\$1,500	\$181,500	\$9,000	\$200,000
Budget Categories	Project Tasks				
(programmatic costs only)	Task 1 GRBRA Programmatic Expenses	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup Planning	Total Grant Budget
Petroleum					
Personnel	\$8,000				\$8,000
Travel					
Supplies		\$500			\$500
Contractual		\$1,000	\$181,500	\$9,000	\$191,500
Subtotal	\$8000	\$1,500	\$181,500	\$9,000	\$200,000
TOTAL GRANT BUDGET	\$16,000	\$3,000	\$363,000	\$18,000	\$400,000

c) Ability to Leverage: The City and GRBRA have a proven track record of leveraging Assessment Grant funds (e.g., over \$81 million of private investment leveraged from use of FY2008 and FY2010 grant), and understand how to obtain and utilize other financial incentives to support brownfields redevelopment. The GRBRA will use the leveraged funding/resources described below to support programmatic management and community involvement, supplement environmental assessment activities, and cover costs associated with remediation, demolition, and site preparation.

- **In-Kind Local Government Services.** The City will provide up to 100 hours of staff time to support programmatic and required financial functions associated with the Assessment Grant Project. The value of these in-kind services is approximately \$5,000 (100 hours at an average hourly rate of \$50).
- **Brownfield Redevelopment Authority funds.** The Executive Director of the GRBRA has committed all of the available funds from its local site remediation revolving fund to help cover the costs of assessment, remediation (e.g., asbestos abatement, excavation, etc.) and demolition activities at brownfield sites. The total GRBRA cash commitment is \$100,000. The GRBRA will also support personnel and programmatic costs associated with cleanup planning. The GRBRA expends approximately \$6,500 to assist with cleanup planning and approval of a single brownfield project. It is estimated that the grant could support up to eight (8) projects. The estimated BRA contribution to cleanup planning and approval, therefore, is \$52,000.
- **Michigan Economic Development Corporation (MEDC).** The MEDC has grant and loan funding available through its Community Revitalization Program (CRP) for properties that are contaminated by hazardous or petroleum substances. The GRBRA has been successful in leveraging CRP dollars for

significant redevelopment projects such as those proposed in the EPA Assessment Grant Project and anticipates that CRP funding will be sought for the redevelopment of priority brownfields.

The above-listed entities consider themselves to be stakeholders in the success of the City's brownfields redevelopment program. As such, their pledge is genuine and the likelihood of follow through on their leveraging commitment is high.

3. Community Engagement and Partnerships

a. Community & Other Stakeholder Involvement; Communicating Project Progress: The GRBRA feels it is important to provide the City's citizens, community organizations and Neighborhood Associations ample opportunity to become informed and provide input into all phases of the Project. The GRBRA will announce its grant award to the community in a press release to *The Grand Rapids Press*, notice on the City's website, advertisements on its local radio station (WGVR 104.1 FM) and access cable television (GRIN). Due to the large percentage of Hispanics in the community, the City already offers a Spanish version of its website. In addition, the City will utilize its monthly time slot on the local Spanish Radio Station (LaMejoreGR.com) to assist with outreach to the Hispanic community. The City will utilize its Facebook page and Twitter account for the grant notification, allowing the community to interact with the City in real time during the project. The City will include instructions on how to reach these internet forums in the press release.

The primary post-award community input program will be focused on preparation of the grant Work Plan and final budget. After a draft Work Plan and budget are prepared, it will be made available to the public and community organizations, and comments on the draft will be solicited. The document will be posted on the City and GRBRA's websites, and hard copies will be made available at City Hall and the district library to ensure access for those without appropriate information technology availability, knowledge, or experience. Public comments on the Project and allocation of grant funds will be accepted verbally, in writing, electronically on Facebook and Twitter, and publicly discussed during a GRBRA meeting.

Following approval of the Work Plan, the GRBRA will seek public input when sites are selected for assessment and when additional information regarding the Project is requested by citizens or community organizations. Meetings regarding sites eligible for assessment activities will be held before Phase II activities are initiated to familiarize stakeholders with the rationale for selection of the site(s) and outline what to expect during and after the assessment process. Where appropriate, a translator will be employed to assist the City's Hispanic community in understanding and participating in the public participation process.

Following completion of an assessment, local stakeholders will be notified about the results of the assessment activities and explaining health and environmental impacts of findings. At the close of the Project, the GRBRA will hold a final public meeting to notify the community of the successes and challenges faced during the Project.

b. Government Agency Partnerships:

(i) Environmental and Health Agencies: The GRBRA will continue its existing partnership with the Michigan Department of Environmental Quality (MDEQ) to help ensure appropriate assessment and cleanup of brownfields. The brownfields program will be conducted in compliance with the rules and guidance promulgated by the MDEQ pursuant to Michigan's Voluntary Cleanup Program (VCP). The GRBRA will coordinate with MDEQ district staff (Grand Rapids, Michigan) and headquarters staff (Lansing, Michigan) for VCP technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When contamination is discovered on brownfields, the cleanup criteria established by the MDEQ under the Michigan VCP will be used to identify and address on-site health and environmental threats posed by contamination identified on these sites. When tax increment financing is used to reimburse costs of environmental activities associated with brownfields, the MDEQ must review and approve work plans for the environmental response actions prior to implementation. The MDEQ will also review and approve Remedial Action Plans (RAPs) for brownfield sites where response actions are completed.

The Kent County Health Department (KCHD) will continue to be involved in protecting public health and the environment during the GRBRA's assessment, cleanup, and redevelopment of brownfield sites. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations (especially as related to off-site exposures that would not be the responsibility of a non-labile developer), the GRBRA will notify the MDEQ and KCHD. The expertise and experience of KCHD will be called

upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations with assistance from the Agency for Toxic Substances and Disease Registry (ATSDR); design and conduct notification/education programs; and coordinate health testing (e.g., blood-lead tests) if migration of contamination from a brownfield site is confirmed.

(ii) Other Agencies: The GRBRA will continue its partnership with the EPA, developed during their multiple Assessment Grants, to secure site eligibility determinations and work through Assessment Grant approvals. The GRBRA has a longstanding relationship with MDEQ and relies on MDEQ to provide guidance as it relates to proposed remediation and redevelopment strategies at identified brownfield sites. In particular, MDEQ provides the GRBRA with recommendations and requirements at properties that have potential vapor intrusion concerns. The GRBRA also has close relationships with local Corridor Improvement Authorities (CIAs) that are working to revitalize neighborhood business districts in the City. Specifically, the CIAs will provide the GRBRA with opportunities to present redevelopment plans to local neighborhood stakeholders and receive feedback on cleanup plans.

c. Community Organization Partnerships: The following community organizations will be directly involved in the Assessment Grant Project.

The Rapid. The Rapid operates a nationally recognized public transportation system within the City. The Rapid's role in the Project will be to support the City's community goal of providing its residents with an efficient, safe, and dependable transportation system. The Rapid is already collaborating with the City on the design and implementation of its Bus Rapid Transit (BRT) system. The Rapid will continue to provide input to the City and the GRBRA regarding acquisition and redevelopment of target brownfields in and around the proposed BRT route.

The Right Place. The Right Place is a regional non-profit economic development organization that supports the local business community through education and retention programs and promotes opportunities for businesses outside of the region to locate in the Grand Rapids area. The Right Place's role will be to assist with community outreach efforts, such as informing developers and the business community about the Assessment Grant project, and promoting redevelopment opportunities at the City's priority brownfields.

Dwelling Place. Dwelling Place offers affordable housing, supportive services and neighborhood revitalization programs across West Michigan. Having been entrenched in the Heartside neighborhood for decades, Dwelling Place understands the need to assess and plan for redevelopment of properties potentially contaminated with hazardous substances or petroleum products. Dwelling Place will help the GRBRA organize and gather public input on potential sites for redevelopment and provide guidance on the planning for brownfield redevelopment, especially in the Heartside neighborhood.

West Michigan Environmental Action Council. The West Michigan Environmental Action Council (WMEAC) is a long-standing non-profit organization which focuses on providing education and advocacy focused on building sustainable communities and protecting water resources. WMEAC partnered with the City in developing a long-term stormwater management and infrastructure plan and Climate Resiliency Report, and will work with the GRBRA to assist with evaluating potential impacts to water bodies and recommending best-practices and cleanup alternatives.

Baxter Neighborhood Association. The Baxter Neighborhood is one of the most economically distressed neighborhoods in Grand Rapids. Input from residents of this neighborhood will be critical in ensuring successful projects. This association has pledged their support in disseminating information on the GRBRA's brownfields redevelopment program and gathering community input via established communication channels as well as association meetings, for projects the GRBRA will support with EPA grant funds.

4. Project Benefits

a. Health and/or Welfare and Environment: Consistent with the City's Sustainability Plan (Section 2.a.(i)), the new Assessment Grant will support characterizing the threats the City's priority brownfields pose to human health and the environment in its targeted communities. Threats to residents can be mitigated by completing site assessments designed to identify the nature and extent of contamination, followed by direct remediation and redevelopment to reestablish site control through engineering and/or institutional controls. Redevelopment of the City's priority brownfields will improve the health and welfare of residents as described in the table below.

Site	Health and Welfare Benefits to Community
800-900 Division	The extent of impacts from benzene, toluene, ethylbenzene, xylenes (BTEX), chlorinated solvent impacts, and polycyclic aromatic hydrocarbons (PAHs) will be identified and remediated to address direct contact, vapor intrusion and inhalation concerns for residents. Engineering controls and vapor extraction systems will be installed as appropriate.
Corner of Wealthy and Division; 434 Ionia and 57 Logan	The presence and extent of non-aqueous phase liquids (NAPL) from adjacent leaking underground storage tanks at adjacent properties will be determined and NAPL recovery will begin. Impacted soils will be identified and removed or remediated, and impacted groundwater will be remediated to prevent future inhalation and vapor intrusion concerns.
111 Ionia SW	The extent of impacts from chlorinated solvents, arsenic and lead will be determined. Evaluation will include vapor intrusion and direct contact. Soil and groundwater remediation can begin. Engineering controls (e.g. caps) can be installed to prevent direct contact with contamination and air sparging/vapor extraction or vapor barrier/venting systems can be installed to address offsite migration and future inhalation concerns.
1515 Madison SE	The presence and extent of NAPL from this former gasoline service station will be determined and NAPL recovery will begin. The extent of impacts from BTEX, PAHs, and lead will be identified and remediated to address direct contact, vapor intrusion and inhalation concerns. The site will be secured to prevent public access. Engineering controls and vapor extraction systems will be installed, as appropriate, to address offsite migration and future redevelopment.
Former Dexter Lock	The extent of PAHs, chlorinated solvents, cyanide and metals will be determined. Soil and groundwater remediation can begin. Large accessible portions of the site that are impacted will be secured. Engineering controls (e.g. caps) can be installed to prevent direct contact with contamination and air sparging/vapor extraction or vapor barrier/venting systems can be installed to address inhalation concerns.
1032-1034 Wealthy Street	The extent of soil and groundwater contamination from volatile organic compounds and metals will be evaluated and removed or remediated to address direct contact, vapor intrusion and inhalation concerns for residents. Engineering controls and vapor extraction/barrier systems can be installed, as appropriate.
Former Diversco Company	The extent of the VOC and metals impacted soil and groundwater will be determined. If needed, groundwater cleanup can begin and vapor extraction or barrier systems can be installed in area buildings, protecting residents from inhalation exposures.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:

(i) Community Efforts for Sustainable Redevelopment: The City's Sustainability's Plan (the Plan) recognizes the interdependency of the natural environment, economic system and social structure of the City. This "triple bottom line" thinking is fundamental to all City policy and program decisions, including recognizing the environmental benefit from infrastructure reuse. As former industrial and commercial facilities, the City's priority brownfields are served by existing infrastructure of sufficient capacity to support the planned redevelopments, thus minimizing expenditures on utility extensions, reducing the use of construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing construction air emissions (greenhouse gases, particulate matter).

Grand Rapids has the highest per capita number of buildings certified through the Leadership in Energy and Environmental Design (LEED) program in the United States and was the first city in the nation to be recognized by the United Nations as a Regional Centre of Expertise for Education and Sustainable Development. Examples of sustainable development in the City include the Downtown Market and 1to3.org projects. The Downtown Market project involved the remediation and reuse of 3.1 acres of contaminated property in the Heartside neighborhood. The redevelopment features an 8,000 gallon rainwater harvesting tank to irrigate the green roofs and greenhouses, geothermal heating and cooling, and an energy efficient building which promotes healthy, locally grown and raised foods and provides kitchen incubator space to local entrepreneurs. The 1to3.org project consisted of the adaptive reuse of a 95 year old foundry into a 3,000-square-foot office building which boasts the highest LEED-NC certification score in the world (66 of 69 possible points). The building

features zero-stormwater discharge, geothermal heating and cooling, solar panels, and materials rescued from former school buildings. In the implementation of the Plan, the City works diligently on energy efficiency. For instance, in addition to light bulb replacement at fire stations and the wastewater treatment plant and "light harvesting" at parking ramps, the original, single-paned windows at the City Hall building were replaced with double-paned windows with the assistance of a \$1.9 million federal Energy Efficiency and Conservation Block Grant. In addition, a sustainable roof has been installed at City Hall and geothermal heating and cooling systems have been installed at several fire stations. To date, nearly 2,000 rain barrels have been distributed to the community and 115,000 square feet of rain gardens have been established to capture rainwater. Brownfields redevelopment in the City will follow the City's lead-by-example efforts. The use of the Assessment Grant to support private brownfield redevelopment projects provides additional leverage to insist, through city ordinance and the site planning and approval processes, that greenspace is preserved and/or land is made available for community projects, and to encourage the incorporation of LEED and sustainable development elements into project designs, such as rain gardens, bioswales, and natural plantings for stormwater management, and other sustainable design approaches, such as demolition and construction materials recycling, and use of low-volatile materials into brownfield redevelopment projects. The City will also encourage the use of green remediation techniques (e.g., idle reduction plans for equipment, advanced diesel vehicle retrofit technologies, treatment system optimization, solar power use) during redevelopment activities. In some instances, City code requires these techniques. For example, any additional stormwater runoff resulting from an increase in impervious surfaces must be handled on-site with no additional discharge to the municipal stormwater system.

(ii) Example of Efforts: As stated in Section 2.a.(i), the Plan provides a framework for the Assessment Grant Project (the Project). The Plan's goals are consistent with the Livability Principles adopted by the partnership between the EPA, the United States Department of Transportation, and the United States Department of Housing and Urban Development, which include: provide more transportation choices, promote equitable, affordable housing; enhance economic competitiveness; support existing communities; coordinate and leverage federal policies and investment; and value communities and neighborhoods. The Federal and State funding approved for the Bus Rapid Transit (BRT) and the development and implementation of the Michigan Street Corridor Plan described in Section 2.a.(i), are exemplars of how the City is achieving the Plan's objectives. The City's targeted communities are in and near the BRT route and the Michigan Street Corridor Plan Project area. The use of the Assessment Grant will assist in addressing the health and welfare of residents in targeted communities, promote equitable, affordable housing and economic growth, protect parks/greenspace, further restore the Grand River, support reuse of existing infrastructure, and promote sustainable development.

c. Economic or non-Economic Benefits: Brownfields redevelopment is imperative for the City's economic revitalization and growth in the future. Brownfields redevelopment promoted by use of Assessment Grant funds will result in benefits for residents in the City's targeted communities, creation of job opportunities assisted by the BRT and implementation of the Michigan Corridor Plan, and improvement in the tax base, all of which benefit the City as a whole. Brownfields redevelopment will also result in preservation and enhancement of the City's existing greenspaces.

(i) Economic Benefits: The GRBRA will use Assessment Grant funds to conduct community outreach activities that stimulate economic development by promoting reuse and redevelopment of its priority brownfields. The City will solicit sustainable job-creating businesses and include Assessment Grant funds in redevelopment incentives packages. The City believes that the increased commercial, recreational, and residential options spurred by brownfields redevelopment will improve living conditions and attract additional development to its targeted communities. These redevelopment projects will improve the tax base and diversify the City's work force, rendering it less vulnerable to swings in the economy and disproportionate impact from traditional manufacturing (e.g., furniture factories). To date, the GRBRA's brownfield program has participated in projects that have committed more than 8,000 jobs and have increased the tax base by more than \$110 million. The redevelopment of the City's priority brownfields will have the following direct economic benefits:

- **800-900 Division:** These properties in the SECA neighborhood comprise a tire shop, former bakery, and auto shops. The sites are supported by existing infrastructure and adjoin a BRT Station. The properties are targeted for a transit oriented development. Anticipated amenities include retail, restaurant, office and residential uses. Given the size of the properties (1.5 acres), the City estimates the redevelopment of these properties will leverage approximately \$15-20 million in private investment in the community (e.g.

construction, new businesses, and restaurants) and create up to 75 jobs, all in a location with access to high-speed transit.

- **Corner of Wealthy and Division:** This vacant property in the SECA neighborhood, adjacent to several leaking underground storage tank sites, is targeted for a grocery store by the Inner City Christian Federation (ICCF) to serve the neighborhood that is in a “food desert” with no current grocery stores. ICCF is a nonprofit organization shaped by the belief that everyone deserves safe, clean affordable housing and a desire to seek justice in the communities of Grand Rapids. A grocery store will complement an adjacent ICCF mixed-use project that is currently under construction and includes retail space plus affordable and market rate apartments and condominiums for the area. The City estimates the building of a grocery store will leverage \$4 million (e.g., new construction) providing fresh, healthy foods at low costs for neighborhood residents. This project will generate at least 30 new jobs.
- **111 Ionia SW:** Currently serving as a municipal parking lot, this one-acre parcel is targeted for dense, mixed-use redevelopment. Currently under option to a local developer, the community has envisioned a mix of retail, restaurant, entertainment, office and residential at this property in the Heartside neighborhood. More than 100 new job opportunities will be available to residents, and investment is estimated at more than \$20 million.
- **434 Ionia and 57 Logan:** This vacant property is in the Heartside neighborhood, across from the City's new 130,000 square foot Downtown Market, which, when completed, will include a full commercial kitchen, rooftop greenhouses, several restaurants or brew pubs, educational and office space, as well as retail and vendor areas. The 434 Ionia and 57 Logan property has a high potential for redevelopment that will complement the Downtown Market. This is likely to include a combination of uses, including retail, food incubator space and community gardens or greenhouses. This redevelopment will leverage at least \$3 million, create 10-20 jobs and provide additional opportunities for entrepreneurs in the community.
- **Former Dexter Lock:** This former lock manufacturer is in the Madison neighborhood. The 9.7 acre tract is targeted for a unique redevelopment combining the former light industrial use with the adjacent underutilized green space. The size of the property will allow for the creation of a larger neighborhood park with the remainder anticipated to be reused as high tech or flex industrial space. The private investment will be at least \$15 million and the currently underutilized property could provide up to 200 new jobs.
- **1515 Madison Avenue SE:** This property is currently owned by the Kent County Land Bank Authority and is being marketed for redevelopment. Based on the needs of the community, it is anticipated that the project will include affordable housing options as well as retail space on the ground floor. The GRBRA and the City anticipate working closely with the neighborhood to create a project that maximizes the use of the property. Based on the size of the existing building, approximately 50 new residential units could be constructed and 20 new jobs could be created.
- **1032-1034 Wealthy Street:** These commercial properties in the Baxter neighborhood are currently underutilized and have potential for a high-impact redevelopment. The Wealthy Street corridor has seen significant reinvestment and these properties will contribute to the revitalization of the neighborhood business district. Redevelopment will entail multi-family housing and green space. Site Assessment would leverage more than \$1 million.
- **Former Diversco:** This former construction company property adjoins the Black Hills neighborhood. As the approximately 2.5 acre parcel is located in one of the City's only zone districts designated for heavy industrial use, the property will be marketed by the City and its partners for such use. Assessment funds will be incorporated into this marketing strategy. Given the size of the property, and investment in similar types of operations in the area, redevelopment is anticipated to leverage at least \$3 million and create a minimum of 50 industrial or manufacturing jobs.

(ii) Local Hiring and Link to Potential Brownfields Employment: The National Institute of Environmental Health Sciences (NIEHS) has a Worker Education and Training Program (WETP) grant which funds a Hazardous Waste Worker Training Program (HWWTP) facilitated by Michigan State University (MSU). The HWWTP provides hands-on training in jobs related to hazardous materials assessment and remediation, and

emergency response. The GRBRA will work with the HWWTP to communicate opportunities for residents to gain education and skills necessary to work on brownfields redevelopment projects. The GRBRA and its qualified environmental professionals will coordinate with MSU and qualified graduates of the HWWTP to evaluate opportunities to participate in site assessment and/or remediation activities at priority brownfields funded by the grant project.

5. Programmatic Capability and Past Performance

a. Programmatic Capability: The GRBRA will utilize the same Assessment Grant Project Team during the entire grant period. Mr. Jonathan Klooster, Economic Development Coordinator in the City's Economic Development Office (EDO), successfully managed the City's FY2010 Assessment Grant and \$1 million Revolving Loan Fund (RLF), and will continue as Project Manager. The GRBRA's plan for management continuity in the event of loss of Mr. Klooster relies on management depth and availability of the following personnel to maintain uninterrupted operations and ensure a smooth succession: 1) the previous EPA Assessment Grant Manager and the City's Economic Development Director (Ms. Kara Wood), 2) an experienced environmental consultant(s), and 3) existing staff in the City's engineering department with long-standing experience managing State and federal grants. The Project Manager will be supported by highly competent environmental consultants experienced in all aspects of EPA Assessment Grant management. The GRBRA successfully procured highly qualified consultants for its 2008 and 2010 EPA grants through a competitive Request For Proposal (RFP) and interview process in accordance with applicable requirements of 40 CFR Parts 30 or 31. The GRBRA will utilize the same protocol for a 2014 award. The consultants will have managed EPA Assessment Grant projects and be familiar with all programmatic requirements to be selected to support the GRBRA's grant program. The GRBRA understands that strong relationships with qualified environmental consultants is of paramount importance to the success of EPA grant projects. As such, any consultant selected will be required to regularly attend public meetings to provide updates on grant projects and to support the GRBRA in its efforts to assist the EPA with programmatic evaluation (i.e. quarterly reports, ACRES updates) and keep the public informed of progress on the project.

The staff which will administer the assessment grant has a strong history of compliance with financial and reporting requirements for EPA grants, including timely and complete submissions of quarterly reports, accurately submitting outcomes to ACRES, drawing down funds and closing out grants. The GRBRA will diligently track, measure and report on the success of the project utilizing both ACRES and an internal database which is made available to the public and is regularly presented at public meetings. Specifically, the GRBRA will evaluate outcomes against those incorporated into the Work Plan and measure the success of redevelopment projects supported with assessment funding by the level of private investment, job creation, acres assessed, and the extent to which assessment, due care planning and future redevelopment results in the protection of human health and the environment. Refer to Section 2.b for specific outcomes and outputs which will be tracked and measured.

b. Audit Findings: Neither the City nor the GRBRA have received adverse audit findings from a federal, or state grant. In June 2011, EPA Region 5 conducted an Administrative Desk Review of the City's administrative and financial management systems for its assessment grants. The EPA review report stated, "it is clear that the City has established the systems to manage and safeguard federal grant funding in order to comply with the applicable regulation and to prevent potential errors in the future...[and] is in full compliance with the administrative and programmatic terms and conditions of the grant award." The same team that administered the City's grant will administer the GRBRA grant, using the same financial and reporting protocols.

c. Past Performance and Accomplishments:

(i) Currently or Previously received EPA Brownfields Grant: The City was awarded an EPA Assessment Grant (\$200,000 Hazardous Substances and \$200,000 Petroleum) in FY2008 and an Assessment Grant (\$200,000 Hazardous Substances and \$100,000 Petroleum) and Revolving Loan Fund Grant (\$750,000 Hazardous Substances and \$250,000 Petroleum) in FY2010. The City's Assessment Grant funds have been depleted. The GRBRA has never received EPA grant funds.

1. Compliance with Grant Requirements: Following the FY2010 grant award announcement, the City developed a Work Plan and successfully negotiated a Cooperative Agreement (CA) with the EPA. The City also retained three environmental consultants who prepared and received approval for their respective project Quality Assurance Project Plans (QAPPs). The City has complied with the terms and conditions of its CA;

prepared and submitted quarterly reports and annual financial status reports in a timely manner; and has successfully submitted site information and assessment data to the EPA via the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database. All funds from the previous assessment grants have been expended and all RLF funds are currently committed to ongoing projects. The City has, in the midst of a faltering Michigan economy, succeeded in providing incentives for redeveloping brownfield sites that might otherwise have been left vacant or underutilized; however more work remains. Brownfield redevelopment activity in Grand Rapids, as measured by projects approved, private investment, jobs created and acres assessed and cleaned up, is significantly higher during periods when EPA funding has been available; therefore, the need for additional funding is significant.

2. Accomplishments: The GRBRA has created a successful brownfields program on which it can continue to build. The specific achievements of the City's FY2010 Hazardous Substances and Petroleum Assessment Grant includes the assessment of 55 acres of brownfields, the creation/retention of 427 jobs in the City, and approximately \$55 million in leveraged redevelopment investment. For the FY2008 and FY2010 assessment grants combined, the following outcomes and outputs were documented:

FY2008 and FY2010 Assessment Grants:

Outcomes

- 98.82 acres of brownfields assessed.
- 573 jobs created/retained.
- \$81,473,000 in leveraged funding.

Outputs

- 10 community outreach meetings.
- 14 Phase I ESAs, 12 Phase II ESAs/BEAs, 2 hazardous materials surveys, and 7 VCP reports.

The ten community outreach meetings were conducted simultaneously for hazardous substances and petroleum. Specific projects were discussed as they were being evaluated and conducted. The outputs and outcomes were accurately reflected in ACRES.

ATTACHMENT 1

Threshold Documentation

**FY2014 USEPA BROWNFIELDS HAZARDOUS SUBSTANCES
AND PETROLEUM ASSESSMENT GRANT PROPOSAL
CITY OF GRAND RAPIDS, MICHIGAN
RESPONSES TO THRESHOLD CRITERIA**

1. Applicant Eligibility: The Grand Rapids Brownfield Redevelopment Authority (GRBRA) is a public body corporate established pursuant to the Michigan Brownfield Redevelopment Finance Act, Public Act 381 of the Public Acts of Michigan of 1996. A copy of the establishing resolution is included in Attachment 2.
2. Letter from State Environmental Authority: The Michigan Department of Environmental Quality (MDEQ) provided the Grand Rapids Brownfield Redevelopment Authority with a letter of acknowledgment for this FY2014 Assessment Grant Proposal. The MDEQ letter is included in Attachment 3.
3. Community Involvement: The GRBRA will announce its grant award to the community in a press release to *The Grand Rapids Press*, notice on the City's website, advertisements on its local radio station (WGVR 104.1 FM) and access cable television (GRIN). Due to the large percentage of Hispanics in the community, the City already offers a Spanish version of its website. In addition, the City will utilize its monthly time slot on the local Spanish Radio Station (LaMejoreGR.com) to assist with outreach to the Hispanic community. The City will utilize its Facebook page and Twitter account for the grant notification, allowing the community to interact with the City in real time during the project. The City will include instructions on how to reach these internet forums in the press release.

The primary post-award community input program will be focused on preparation of the grant Work Plan and final budget. After a draft Work Plan and budget are prepared, it will be made available to the public and community organizations, and comments on the draft will be solicited. The document will be posted on the City and GRBRA's websites, and hard copies will be made available at City Hall and the district library to ensure access for those without appropriate information technology availability, knowledge, or experience. Public comments on the Project and allocation of grant funds will be accepted verbally, in writing, electronically on Facebook and Twitter, and publicly discussed during a GRBRA meeting.

Following approval of the Work Plan, the GRBRA will seek public input when sites are selected for assessment and when additional information regarding the Project is requested by citizens or community organizations. Meetings regarding sites eligible for assessment activities will be held before Phase II activities are initiated to familiarize stakeholders with the rationale for selection of the site(s) and outline what to expect during and after the assessment process. Where appropriate, a translator will be employed to assist the City's Hispanic community in understanding and participating in the public participation process.

Following completion of an assessment, local stakeholders will be notified about the results of the assessment activities and explaining health and environmental impacts of findings. At the close of the Project, the GRBRA will hold a final public meeting to notify the community of the successes and challenges faced during the Project.
4. Site Eligibility and Property Ownership Eligibility: The Grand Rapids Brownfield Redevelopment Authority is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria are not applicable.

ATTACHMENT 2

Applicant Eligibility (Resolution)

*63334 Com. Worst, supported by Com. Schmidt, moved adoption of the following resolution under the Consent Agenda.

WHEREAS, the Brownfield Redevelopment Act, Act 381 of the Public Acts of Michigan of 1996 ("Act 381"), authorizes the City Commission after conducting a public hearing duly noticed as required by Act 381 to establish a Brownfield Redevelopment Authority ("Authority") and to designate the boundaries of a Brownfield Redevelopment Zone ("Zone"), and

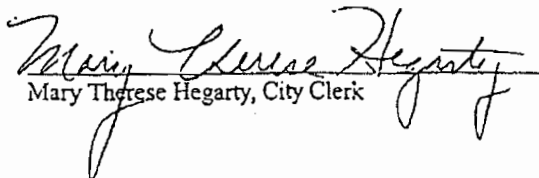
WHEREAS, the City Commission has held a duly noticed public hearing on April 29, 1997, as required by Act 381 regarding the establishment of an Authority and creation of a Zone at which time all persons required by Act 381 were given an opportunity to be heard.

RESOLVED:

1. That an Authority to be known as the City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") is hereby established pursuant to Act 381 to promote the revitalization of environmentally distressed areas of the City.
2. That the boundaries of the Zone that shall be under the jurisdiction of the Authority shall be the jurisdictional limits of the City and the Zone shall include all property within such limits.
3. That the Authority shall be a public body corporate possessing all of the powers necessary to carry out its purpose as provided in this resolution and Act 381.
4. That the Authority shall be under the supervision and control of a seven-person board (the "Board") appointed by the Mayor and approved by the City Commission. Members of the Board shall serve three-year staggered terms as provided in Act 381 and shall take an oath of office prior to assuming their duties. The Board shall elect one of their members as chairperson and another as vice chairperson.
5. That the Board adopt bylaws governing its affairs, subject to prior approval of the City Commission, and shall have such power, authority, duties and obligations as provided in this resolution and Act 381.
6. That the Board may, with the prior approval of the City Commission, appoint a director who shall not be a member of the Board. If appointed, said director shall furnish a bond in the amount of \$5,000 payable to the Authority for its use and benefit which bond shall be filed with the City Clerk.
7. That upon adoption, a certified copy of this resolution shall be promptly filed by the City Clerk with the Michigan Secretary of State.
8. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded to the extent of such conflict.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held May 6, 1997.


Mary Therese Hegarty, City Clerk

ATTACHMENT 3

Letter from State Authority



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

January 9, 2014

Ms. Kara Wood
Economic Development Director
City of Grand Rapids
300 Monroe Avenue NW
Grand Rapids, MI 49503

Dear Ms. Wood:

SUBJECT: Acknowledgment Regarding the United States Environmental Protection Agency
Brownfield Assessment Grant Proposals

Thank you for your notice and request for a letter of acknowledgment for the city of Grand Rapids Brownfield Redevelopment Authority's (GRBRA) proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), is supportive of locally-based redevelopment efforts and has reviewed the information you provided regarding your proposals.

The GRBRA is applying for a \$200,000 hazardous substances assessment grant and a \$200,000 petroleum assessment grant which can be used to conduct assessment activities at eligible brownfield sites in the city. The GRBRA is considered eligible for these grants as an economic development agent of a general purpose unit of local government.

Should the EPA award these brownfield grants to the GRBRA, it would promote redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the community. If you need further information or assistance regarding specific brownfield sites, please contact Mr. Ron Smedley, Brownfield Redevelopment Coordinator, RRD, at 517-284-5153, or you may contact me.

Sincerely,

Carrie Geyer, Chief
Brownfield Redevelopment Unit
Program Support Section
Remediation and Redevelopment Division
517-284-5182

cc: Ms. Linda Mangrum, USEPA Region 5
Mr. Ron Smedley, DEQ

ATTACHMENT 4

Leveraged Funding/Resources Documentation

EXECUTIVE
OFFICE



CITY OF GRAND RAPIDS

January 10, 2014

Ms. Deborah Orr
U.S. Environmental Protection Agency
Region 5 Brownfields Coordinator
77 West Jackson Blvd (SM-7J)
Chicago, IL 60604-3507

Dear Ms. Orr,

The City of Grand Rapids is pleased to commit to supporting the Brownfield Redevelopment Authority's (BRA) U.S. EPA Environmental Site Assessment grant application through in-kind contribution of staff time and resources.

It is my understanding that a \$400,000 award could support the assessment of properties that could result in up to eight brownfield redevelopment projects. While we are aware that not all properties that are assessed will result in immediate redevelopment, the City will strive to assess priority brownfield sites that have high potential for redevelopment. We will utilize resources to assist with the planning, permitting and approval of these projects. These resources will include, but may not be limited to, time commitments from the Planning, Engineering, and Environmental Services departments as well as the Development Center. At a minimum, the City's contribution will entail 100 hours of staff time at an average rate of \$50 per hour to support these projects through the permitting and approval stages.

In addition, the City has other economic development tools at its disposal, including tax exemptions for industrial and high technology companies and tax increment financing to support brownfield redevelopment projects. Should a project that the BRA supports with a U.S. EPA Environmental Site Assessment sub-grant provide high-quality employment for our residents and increase the City's tax base, we are prepared to offer these other incentives, which, after City Commission approval, can reduce real and personal property taxes or reimburse developers' costs for eligible brownfield activities.

Please feel free to contact me should you have any questions regarding these commitments.

Sincerely,

Eric R. DeLong
Deputy City Manager



9th Floor – City Hall
300 Monroe Ave NW
Grand Rapids, MI 49503
616-456-3431

January 10, 2014

Ms. Deborah Orr
U.S. Environmental Protection Agency
Region 5 Brownfields Coordinator
77 West Jackson Blvd (SM-7J)
Chicago, IL 60604-3507

Dear Ms. Orr,

The City of Grand Rapids Brownfield Redevelopment Authority (GRBRA) submits this letter to evidence and guarantee its financial commitment to utilize its available funding to supplement EPA Assessment grant funds.

Section 8 of Michigan's Brownfield Redevelopment Financing Act, Public Act 381 of 1996 (the "Act"), allows a Michigan Brownfield Redevelopment Authority to establish a local site remediation revolving fund for the purpose of funding eligible activities as defined in the Act, including environmental response activities. Tax increment revenues generated by completed GRBRA projects may be deposited in this fund after a developer has been fully reimbursed for its eligible activity expenses. The GRBRA local site remediation revolving fund currently holds \$100,000. As the Executive Director of the GRBRA, I am committing these funds to support the assessment of brownfield properties as investment leveraged by a U.S. EPA Assessment grant.

In addition, we anticipate that a U.S. EPA Assessment grant could support up to eight brownfield projects. The GRBRA will provide support to these projects through the brownfield planning and approval processes. On average, the GRBRA expends \$6,500 per project on this process. Therefore, I am also committing up to \$52,000 of GRBRA operating funds to support the U.S. EPA Assessment project.

Please feel free to contact me should you have any questions regarding this total commitment of **\$152,000**.

Sincerely,

A handwritten signature in cursive script that reads "Kara L. Wood".

Kara L. Wood
Executive Director
City of Grand Rapids
Brownfield Redevelopment Authority

ATTACHMENT 5

Letters of Support from Community Organizations



Interurban Transit Partnership

300 Ellsworth Avenue SW Grand Rapids, Michigan 49503-4005 616.456.7514 • Fax 616.456.1941

January 10, 2014

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from The Rapid
U.S. EPA Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

The Rapid is pleased to support your application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant to assess and promote redevelopment of priority brownfield sites within the City of Grand Rapids.

As you know, The Rapid has been working closely with local jurisdictions on strategies to address mobility improvements, economic development, traffic congestion, and environmental concerns. The Rapid's role in the implementation of the grant will be to support the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in achieving its community goal of providing the City's residents with an efficient, safe, and dependable transportation system surrounded by vibrant, walkable neighborhoods. The Rapid will continue to collaborate with the GRBRA on the design and implementation of its Bus Rapid Transit (BRT) route on Division Avenue, which will be operational in 2014, due in part to State and Federal Departments of Transportation support of \$40 million.

Bus Rapid Transit is a proven driver of economic development, especially in the areas immediately surrounding the stations. The overlapping geography of our target areas makes The Rapid a natural partner for the GRBRA. We will continue to provide input and feedback to the GRBRA regarding acquisition and redevelopment of target priority brownfield properties in and around the proposed BRT route, and it will specifically collaborate with the GRBRA in planning for the redevelopment of the areas in close proximity to the stations.

The Rapid strongly supports the GRBRA in its effort to assess difficult properties and plan for their redevelopment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Varga', is written over a horizontal line.

Peter Varga
Chief Executive Officer



January 15, 2014

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from The Right Place, Inc.
U.S. EPA Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

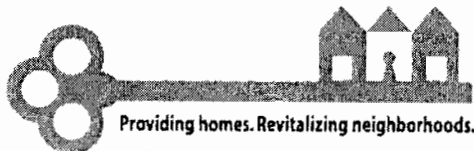
The Right Place, Inc. is pleased to be a community partner with the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant to assist with the identification and redevelopment of priority brownfield sites within the City of Grand Rapids.

The Right Place, Inc. is a regional economic development organization and is often the first point of contact for businesses seeking to invest in the community. We will assist the GRBRA by marketing its brownfields redevelopment program, including the EPA Assessment Grant funds, to potential developers and businesses seeking to invest in the City of Grand Rapids. Additionally, The Right Place, Inc. regularly attends conferences hosted by regional and national economic development organizations such as the Michigan Economic Developers Association (MEDA), the Urban Land Institute (ULI) and the International Council of Shopping Centers (ICSC). At these conferences we will promote the brownfields redevelopment program in connection with development opportunities. The Right Place can also assist prospective developers to identify the local labor force or to develop the job training programs required for the success of their project.

The Right Place fully supports the Brownfield Redevelopment Authority and looks forward to assisting with revitalizing the City of Grand Rapids' priority brownfields, a key step in overcoming the current economic hardships faced by this community.

Sincerely,

Rick Chapla
Vice President, Business Development



Dwellingplace

January 13, 2014

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Support from Dwelling Place
U.S. EPA Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

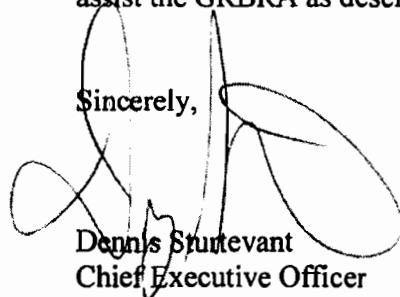
Dear Ms. Wood:

The Dwelling Place is pleased to provide this letter of support for the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in the implementation of its brownfields redevelopment program. For 34 years, Dwelling Place has been offering affordable housing, supportive services and neighborhood revitalization programs across West Michigan. We are familiar with brownfield redevelopment and the difficulties that are often attendant. Dwelling place has and will continue to partner with the GRBRA in their effective brownfields redevelopment program. U.S. EPA Brownfields Assessment Grant funds are an important part of that program.

Having been entrenched in the Heartside neighborhood for decades, Dwelling Place understands the need to assess and plan for redevelopment of properties potentially contaminated with hazardous or petroleum substances, and we stand in a strong position to assist the GRBRA's program. Specifically, Dwelling Place can help the GRBRA organize and gather public input on potential redevelopment sites and provide guidance on planning for brownfield redevelopment. Additionally, being a provider of affordable housing and supportive services, Dwelling Place can also assist the GRBRA with any necessary planning for relocation of displaced residents.

Dwelling Place strongly supports the GRBRA's application for U.S. EPA funding to assess properties that may be contaminated by hazardous or petroleum substances and stands ready to assist the GRBRA as described above.

Sincerely,



Dennis Sturtevant
Chief Executive Officer

/kl

101 Sheldon Blvd. SE, Suite 2 • Grand Rapids, MI 49503 • Phone: 616 454-0928 • Fax: 616 454 5249 • TDD: 800 649 3777 • www.dwellingplacegr.org



Equal Housing Opportunity
Equal Opportunity Employer





1007 Lake Drive SE
Grand Rapids, MI 49506
www.wmeac.org
Phone 616 451-9151

Leading environmental protection in West Michigan by inspiring action

January 10, 2014

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from the West Michigan Environmental Action Council
U.S. EPA Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

The West Michigan Environmental Action Council (WMEAC) is pleased to offer its support to the Grand Rapids Brownfield Redevelopment Authority (GRBRA) for the purpose of assisting with the implementation of a U.S. Environmental Protection Agency Brownfields Assessment Grant. WMEAC works to protect and enhance West Michigan's natural and human environments by translating the concerns of people into positive action. WMEAC has been delivering environmental education and advocacy to the West Michigan community for nearly forty years.

WMEAC's role in the implementation of the grant will be to evaluate potential impacts to sensitive ecosystems and water bodies in the region resulting from brownfields redevelopments in the City of Grand Rapids. WMEAC has partnered with the City in developing a comprehensive stormwater management plan, and recently completed Grand Rapids Climate Resiliency Report. The results and recommendations of these reports will be incorporated into brownfield redevelopment projects. WMEAC will provide consultation on best practices to minimize environmental impacts (e.g., stormwater runoff, sensitive habitats, etc.) during environmental investigation and subsequent construction activities on a site. Suggestions for sustainable redevelopment practices will also be integrated into brownfield projects.

WMEAC fully supports the GRBRA and looks forward to assisting with revitalizing brownfields for the benefit of the community.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Hood".

Rachel Hood
Executive Director



BNA

Baxter Neighborhood Association

January 21, 2014

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from Baxter Neighborhood Association
U.S. EPA Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

The Baxter Neighborhood Association (BNA), is pleased to provide this letter of support for the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in relation to its application for U.S. EPA funding for a Brownfields Assessment Grant.

Having been involved in community organizing for the Baxter and South East End neighborhoods of Grand Rapids for decades, BNA understand the need to help the community understand the actual or potential hazards of contaminated properties. We believe that we are well-suited to assist with the GRBRA's program.

The BNA can assist with the gathering, and organization of public input on potential redevelopment sites, and we can provide input for brownfield redevelopment planning. BNA will utilize our existing means of communication to provide information to businesses and residents in our neighborhoods in order to solicit feedback on proposed projects. We will also provide opportunities for the GRBRA to present information and obtain feedback at neighborhood meetings.

The BNA strongly support the GRBRA's application for U.S. EPA funding to assess properties that may be contaminated by hazardous or petroleum substances, and we look forwarding to partnering the GRBRA in your project. Please feel free to contact me if you have any questions regarding our support.

Sincerely,

Joe Williams Jr.

Joe Williams Jr., BNA President
Baxter Neighborhood Association

Marian Barrera-Young

Marian Barrera-Young, Public Safety/CPO
Baxter Neighborhood Association – (South 5)
South East Neighborhood (South 6)
youbarrera@aol.com

746 Neland Avenue SE, Grand Rapids, MI 49506
Phone: 616-965-7307 Cell: 616-821-3740

City of Grand Rapids Brownfield Redevelopment Authority
U.S EPA Assessment Grant Application
Special Considerations/Other Factors Checklist

- Fair distribution between urban and non-urban areas
 - The City of Grand Rapids is an urban area.
- Balanced distribution among EPA's ten regions
 - The City of Grand Rapids is in EPA Region 5.
- Compliance with the 25 percent statutory petroleum funding allocation
 - The Grand Rapids Brownfield Redevelopment Authority (GRBRA) is requesting 25% of its funding for petroleum assessment.
- Whether the applicant is a federally recognized Indian Tribe or U.S. Territory.
 - The GRBRA is neither a federally recognized Indian tribe nor a U.S. Territory.
- Are properties included in the application impacted by specific types of contamination identified in Brownfields law.
 - No.
- Is the applicant community adversely impacted by natural disasters?
 - No.
- Does the project primarily focus on Phase II Assessments?
 - Yes. The proposed budget allocates approximately 83% (\$331,200) of total requested funding to Phase II assessments.
- Demonstrates firm leveraging commitments for facilitating brownfield project completion.
 - Yes. The applicant is committing all of its available funding from its local site remediation revolving fund as leveraged investment as evidenced by the attached letter. In addition, the attached letter from the City of Grand Rapids evidences its commitment to provide in-kind contributions to the assessment grant project.
- Community experienced manufacturing plant closures.
 - No.
- Whether the applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area and can demonstrate that funding from a PSC grant will benefit the project area.
 - Yes. The City of Grand Rapids was awarded a PSC grant for the Michigan Street Corridor Planning effort in 2011 (see attached notice of award). The Michigan Street Corridor Plan encompasses much of the Heartside neighborhood and a portion of the South East Community Association Neighborhood which are both target neighborhoods for the EPA Assessment Grant project. Specifically, the Michigan Street Corridor Plan resulted in recommendations that will guide future

development as it relates to affordable housing, transportation demand management, and mixed-use development within the target neighborhoods.

- Has the community experienced recent significant economic disruption (unrelated to natural disaster or manufacturing/auto plant closures).
 - No.
- Whether the applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant.
 - No.
- Communities implementing green remediation plans.
 - Yes. The City of Grand Rapids is striving to become the most sustainable City in the country. The Grand River is of paramount importance to the City and we have taken significant steps to improve the river's water quality. Specifically, the City has invested hundreds of millions of dollars to separate sanitary and storm sewer infrastructure. 99% of the City's sewer systems are now separated, and combined sewer overflows have been reduced from more than 2 billion gallons of yearly overflow in the early 1990's to less than 2 million gallons as of 2010. In addition, the City will not permit any additional storm-sewer discharge from new development but rather requires that stormwater be managed on-site. The City is also working diligently with EPA and local utilities to reuse the former Butterworth Landfill, which is a Superfund site, as a solar field to generate electricity for municipal buildings.